

CURATED RESIDENCES. ICONIC ADDRESS.

LELAND
SOUTH CONGRESS

OVERVIEW

- Leland offers 265 residences spread across 7 floors, offering a variety of residential options.
- It boasts 430 feet of premium street frontage on South Congress, providing prime accessibility
- Residents enjoy over 35,000 square feet of amenities, including 13,000+ square feet of interior amenities and 22,000+ square feet of exterior amenities, ensuring a comprehensive and luxurious living experience
- More than 20,000 square feet of commercial retail space is available, catering to a variety of businesses and services, including two food & beverage spaces

SERVICES

- The entry Lobby features a fully staffed concierge, providing personalized assistance and enhancing security for residents
- Porter service is offered throughout the building, ensuring cleanliness and convenience
- A designated dry cleaning storage area offers a practical solution for managing residents' laundry needs
- Cold storage facilities are available, ideal for preserving perishable deliveries and groceries
- A dedicated mail and package room ensures the secure and organized handling of all incoming correspondence and parcels

FINISHES & FEATURES

- Amenities and interior spaces are designed by the renowned Michael Hsu Office of Architecture, ensuring stylish and functional living environments
- Residents can choose from three distinct finish schemes: White, Warm, and Moody
- Panel front appliances are included in larger 2-bedroom, 3-bedroom, and Penthouse residences
- Double ovens are included in select residences, catering to those who enjoy cooking and entertaining
- Bosch appliances are standard in all residences, with Thermador appliances featured in the penthouses for an elevated culinary experience
- All drawers and doors feature soft-close mechanisms, enhancing the quality and durability of the cabinetry
- Urban mud rooms and utility rooms are available in many residences, offering practical spaces for everyday essentials
- Built-in desks are available in many residences, creating convenient dedicated workspaces within the home
- Entertainers' kitchens in many residences feature under-counter seating, perfect for socializing and casual dining
- Undermount sinks are installed in all kitchens and primary bathrooms, ensuring a sleek and easy-to-clean design
- Kohler fixtures are used throughout the residences, providing high-quality and stylish plumbing solutions

ARRIVAL

- The primary lobby lounge includes a private conference room, offering a versatile space for meetings and relaxation
- The lush paseo entryway from the street and retail areas creates a welcoming and attractive secondary entrance to the building





- Both the lobby and garage entrances, as well as all exterior doors will feature controlled access, enhancing security for residents
- The building includes two levels of underground parking serviced by two elevator banks featuring four total elevators, ensuring convenient access from all portions of the garage
- Each residence has assigned dedicated underground parking, providing guaranteed parking for all residents. The building also features ample street-level parking for guests visiting the building
- Electric vehicle (car and bike) charging stations are available
- Long-term security-controlled bike storage is also available for residents

WELLNESS

- The expansive resident-only Fitness Center boasts over 1,600 square feet of state-of-the-art equipment, including a comprehensive range of cardio and weight training machines
- Featuring double height ceilings, the space provides an open, airy environment conducive to an invigorating workouts
- Enhanced security and convenience are ensured with card reader access, and a separate fitness foyer offers an additional layer of privacy and organization
- The Wellness Lounge offers a serene environment for relaxation and rejuvenation.
- An Infrared Sauna is available to support recovery and stress relief
- A Private Treatment room caters to various spa and wellness treatments, offering a personalized experience
- The Meditation Room provides a tranquil space for mindfulness practices.
- The Owners' Garden features a reflection pool, surrounded by lush landscaping, creating a peaceful retreat for contemplation and leisure

WORK & PLAY

- The resort-style, 830 square foot Pool and Terrace feature expansive views overlooking downtown, offer a luxurious setting for relaxation and socializing
- Numerous shared outdoor kitchens with over 6,000 square feet of outdoor space allow for ample opportunities for al fresco dining and entertaining
- Dedicated Dog Park and Grooming Studio ensure that pets have a comfortable and enjoyable living experience
- The Club Room is designed for movie and game screenings, complete with a card and game table for versatile entertainment options
- The resident Great Room features elegant designer-selected furnishings that foster a spirit of connection and community
- An exclusive Owner's Bar offers a sophisticated setting for socializing and enjoying beverages
- The Private Dining area comes with a dedicated Chef's Kitchen, perfect for hosting intimate dinners and culinary events
- Two Coworking Lounges provide comfortable and productive environments for remote work and collaboration
- Four Private Office Spaces are available, offering quiet and focused spaces for individual work
- Two Conference Rooms and an open Library space are included, facilitating meetings, study sessions, and open work collaboration